

## ***Identification of Area 19***

### ***Name or Designation:***

Ballard, Greenwood/Phinney, Aurora Avenue N, Green Lake, Broadview, Bitterlake, Oak Tree

### ***Boundaries:***

North – North 145<sup>th</sup> Street

West - Seaview Avenue NW, Shilshole Bay North to Puget Sound

East - Meridian Ave North & I-5

South - I-5 to North 50<sup>th</sup> Street to NW 54<sup>th</sup> Street to the Ship Canal

### ***Maps:***

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### ***Area Description:***

Area 19 is comprised of four neighborhoods located in Northwest Seattle. They are older, established neighborhoods with a mix of residential, commercial and industrial properties. This area is in the process of transition observed through the demolition of existing residential, commercial and industrial improvements and subsequent construction of new mixed-use buildings, multi-family dwellings and commercial structures. It is divided into economic neighborhoods which include one or more business districts for assessment purposes.

### ***Physical Inspection Area:***

The physically inspected neighborhood was the west portion of Area 19-70 (Aurora). This neighborhood is bound on the north by North 145<sup>th</sup> Street, east by Aurora Avenue North, the south by North 95<sup>th</sup> Street, and west by Puget Sound.

***Area 19 is comprised of the following four neighborhoods:***

Ballard (19-10) The majority of the commercial properties in this neighborhood are located on or near 15<sup>th</sup> Avenue NW and NW Market Street. This area is a mix of office buildings, grocery store chains, warehouse/industrial buildings, restaurants, service shops, retail stores, medical clinics, and other small businesses. The Ballard Swedish Medical office building is one of four Swedish office buildings that sold in 2004 to Publicly Traded Health Care Property Investors Incorporated. Swedish retains ownership of the ground beneath all five structures. Historic Ballard has become a popular location and some rehabilitation of older buildings has been occurring with the consequent infusion of new restaurants, studios, and retail businesses. Developers are maximizing density limits via new mixed-use and multi-family construction. Suburban style supermarkets are giving way to six story condominium towers. The QFC supermarket on 24<sup>th</sup> Avenue NW will be demolished and replaced with a 45,525 square foot grocery store on the ground level and 230 apartments above. The Ballard neighborhood's newly developed 1.4-acre Park on the NW corner of 22<sup>nd</sup> Avenue NW and NW 57<sup>th</sup> Street is completed. The new Ballard library complex, located at the SE corner of 22<sup>nd</sup> Avenue NW and NW 57<sup>th</sup> Street, is completed and open to the public. Central Ballard has long been zoned to accommodate far more dense development. Plans include the outlines of large mix use structures that might potentially be built along the south side of NW 57<sup>th</sup> street currently dominated by low-rise buildings and surface parking lots. Ballard attractions include the Ballard Locks (officially the Hiram M. Chittenden Locks) and the Carl S. English Junior Botanical Gardens.

Greenwood, Phinney/Woodland Park, Aurora Avenue N (19-40) The majority of commercial properties in this neighborhood are located on or near Phinney Avenue N, Greenwood Avenue N, NW 85<sup>th</sup> Street and Aurora Avenue N. The commercial businesses in this neighborhood are a mix of office buildings, grocery store chains, retail stores, restaurants, service shops, galleries, and older mixed-use properties. The award winning Woodland Park Zoo is a well-established Seattle attraction in this neighborhood famed for pioneering naturalistic exhibits and setting a standard for zoos all over the world. Long-range plans for the zoo include a new parking garage, events center and an environmentally sustainable office building for the zoo staff. Development in this neighborhood has been on the rise in recent years. Phinney Ridge and Greenwood commercial districts overlap and the two communities do much of the neighborhood planning together. Developers are maximizing density allowances. The Greenwood Library located on the SE corner of 81<sup>st</sup> and Greenwood Avenue N has been replaced with a new public library. The Greenwood town center master plan has gained widespread support. The City of Seattle will continue to work with community representatives to negotiate long-term plans with Fred Meyers and the Greenwood shopping center on NW 85<sup>th</sup> Street. Town center master plan discussions include a central plaza with a pedestrian friendly walkway that will attract business tenants and small shops, as well as innovative housing projects.

Crown Hill/North Ballard (19-50) The majority of the commercial properties in this neighborhood are located on 15<sup>th</sup> Ave. NW from NW 60<sup>th</sup> St. north to Holman Road. In recent years, there has been a shift in housing from NW Market Street to NW 65<sup>th</sup> Street, due to commercial and mix-use development. Commercial properties in this area include retail stores, office buildings, service buildings, and mix-use properties. This neighborhood of Ballard is known for the Shilshole Marina, Golden Garden Park, waterfront restaurants, and the Nordic Heritage Museum.

Green Lake (19-60) The major commercial properties in this neighborhood are located between Green Lake Drive and I-5, from NE 65<sup>th</sup> Street to NE 75<sup>th</sup> Street. This is the center of neighborhood, which also includes the retail business and mixed-use properties along Green Lake Drive N between Densmore Avenue and Wallingford Avenue. Its commercial district overlaps Phinney Ridge, and the two communities do neighborhood planning together. VitaMilk Dairy, a well-established business for more than 60 years in Green Lake sold the name and some company assets in 2003. The plant has continued operations as a shipping center, but much of the space is vacant. The dairy owners are planning to redevelop the property with a six-story mixed-use building. A rezone request to raise height limits across portions of the 3-acre area from 40 to 65 feet has been submitted to the City of Seattle. Green Lake Community Council is working with the owners to create a development that will be an asset to the community. The City of Seattle Department of Transportation is discussing a parking system project with community representatives that would result in better use of on street parking along Green Lake Drive. Green Lake is a popular destination spot for people living within Seattle.

Aurora (19-70) This sub-area starts at N 95<sup>th</sup> St. and continues north to N 145<sup>th</sup> St. The major commercial properties are located along Aurora Avenue North. Older retails, restaurants, warehouses and offices are located in this area. Four automobile dealership showrooms and several used car lots are located along Aurora Avenue North. The corridor contains businesses such as Sam's Club, Lowe's Home Improvement Warehouse, and Krispy Kreme Doughnuts. The North Greenwood area is located in this sub-area. This area is home to the Broadview, Bitterlake, Licton Spring, Haller Lake, and Oak Tree neighborhoods. North 145<sup>th</sup> Street is the boundary between the Cities of Seattle and Shoreline.

### ***Preliminary Ratio Analysis:***

A Preliminary Ratio Study of the sales of improved parcels was completed prior to the application of the 2006 recommended values. This study benchmarks the current assessment level and uniformity statistics using the 2005 posted values. The study was repeated after application of the 2006 recommended values. The results, which are

included in the validation section of this report, show an improvement in the COV from 26.87% to 6.76%.

## ***Scope of Data***

### ***Land Value Data:***

Vacant sales from 01/01/03 through 01/01/06 (at a minimum) were given primary consideration for valuing land. Sales were all verified as good in the Assessor's records. Multi-parcel sales were also considered after combining the assessed values of all parcels involved in the sale.

### ***Improved Parcel Total Value Data:***

Improved sales from 01/01/03 through 01/01/06 (at a minimum) were given the most consideration for establishing total values. Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Not Used" section of this report.

## ***Land Value***

### ***Land Sales, Analysis, Conclusions:***

All parcels in area 19 are located in the City of Seattle and various zoning designations are represented. Vacant land sales recorded between 01/01/06 and 01/01/06 were considered most representative of the current market. There were total of 170 land sales available to be used in the land valuation model building process. Sales prices tended to increase near the neighborhood centers (Ballard, Greenwood, Phinney Ridge, Green Lake) and decrease when the proximity is close to Aurora Avenue N and towards N 145<sup>th</sup> St. In general, sales that occurred in 2003 garnered a lower price per square foot than those closed in 2005. Most of these parcels were improved at the time of sale and the structures then demolished to allow the land to be developed at its current highest and best use. The most prevalent activity appears to be with the multi family zoned parcels. Builders are maximizing the density potential of these multi-family zoned parcels through the construction of new common wall housing and multi-family dwellings offered for purchase or lease. A transition of industrial zoned land being developed to a commercial use is occurring in this area.

The neighborhoods are typically distinguished by their predominant zoning classification. In analyzing the sales in Area 19, neighborhood, location, zoning, development potential and height restrictions were considered. Sales from competing neighborhoods were considered in the absence of sales within the subject neighborhood.

**Ballard (19-10)** This neighborhood includes the historic district and downtown business center of Ballard. The sales prices for commercial land range from \$59.60 to \$185 per square foot. Five commercially zoned land sales occurred during the given date parameters.

This area's land sale prices for the L-2 zoned land had a range from \$90.40 to \$122 per square foot, and the L-3 zoned land sales have a sales range of \$72.00 to \$126.80 per square foot. There is one sale with L-3 RC zoned land that sold for \$64.72 per square foot. There are two land sales with an MR zoning classification that sold for \$99.99 per square foot each. There was one MR-RC zoned land sale that sold for \$185 per square foot, and is the site for a proposed new 31-unit apartment complex project. There is one MIO-65-NC3-65 land sale that sold for \$79.84 per square foot. The NC3-65 zoned land sales prices were \$75.00 and \$97.00 per square foot. The NC3-85 zoned land sales had a price range from \$85 to \$100 per square foot. The Key Bank is one of the NC3-85 zoned land sales, which is located on Market Street between 15<sup>th</sup> and 17<sup>th</sup> Avenue NW which sold for \$85 per square foot. Currently, the Key Bank has been demolished construction of a mixed-use condominium structure has begun. Two C1-65 zoned land sales sold for \$75.80 and \$92.50 per square foot. The other two parcels with C1-65 zoned land are the Wilson Ford property that resold for \$142.05 and \$145.94 per square foot from the prior June 2002 sale for \$64.50 per square foot. The most current sale included plans and permits. The IG2 U/6 zoned land sale of \$59.60 per square foot is the Burlington Northern Rail Road right-away purchase.

**Greenwood/Aurora (19-40)** This neighborhood includes the Phinney Ridge/Woodland Park neighborhood, the Aurora Avenue N corridor, and the eastern portion of Greenwood.

The land sales prices range for L-2 zoned land in this neighborhood range from \$46.38 to \$77.00 per square foot, and the L-3 zoned land sale range from \$45.13 to \$95.74 per square foot. The two NC1-40 zoned land sales are located on Stone Avenue North. They sold for \$121.21 and \$129.90 per square foot. The two NC2-40 zoned land sales sold for \$104.36 and \$77.22 per square foot. The three C1-40 zoned lands are 2003 and 2004 sales and are located along Aurora Avenue North. They sold for \$45.46, \$50.14, and \$54.37 per square foot. There are three NC3-40 zoned land sales with two located along Aurora Avenue North that sold for \$58.39 and \$63.72 per square foot. The other NC3-40 zoned land sale located at the corner of North 85<sup>th</sup> Street and Phinney Avenue North sold for \$63.41 per square foot. There is one 2004 land sale located along Aurora Avenue North with C1-65 zoning that sold for \$42.11 per square foot.

**Crown Hill (19-50)** This is the most northwestern neighborhood in area 19 and is primarily zoned multi-family. Commercially zoned properties are prevalent along 15<sup>th</sup>

Avenue NW and on NW 85<sup>th</sup> Street. The sales prices for commercial land range from \$41.82 to \$116.37 per square foot.

The land sales prices ranged from \$46.76 to \$120.59 per square foot for L-2 zoned land in this neighborhood and \$71.00 to \$115.20 per square foot for L-3 zoned land. There were two L-2 RC zoned land sales that sold for \$76.84 and \$116.50 per square foot, and one LDT land sale that sold for \$89.33 per square foot. There was one L-1 zoned land sale that sold for \$88.67 per square foot. The NC2-40 zoned land sold for a sales price range from \$42.57 to \$87.03 per square foot. There were two C1-40 zoned land sales that sold for \$44.59 and \$69.86 per square foot. There was one NC1-65 zoned land sale for \$93.27 per square foot.

**Green Lake (19-60)** This neighborhood includes the commercial area east of Green Lake. Multifamily L2 and L3 land continues to sell and be redeveloped. These land sales prices range from \$58.18 to \$202.08 per square foot. There was one L-4 zoned parcel that sold for \$116.58 per square foot. The J.R. Dillion sale is zone C2-65 and sold for \$53.97 per square foot. There is an improvement on the site that does not contribute to the overall market value; therefore, it is considered a land sale. The one NC2-40 zoned transaction sold for \$93.42 per square foot. There were two NC3-40 zoned sales for \$175.68 and \$191.06 per square foot and one NC2-65 zoned sale that sold for \$168.83 per square foot. The Ashworth Building located on 8016 Ashworth Avenue North sold for \$60.70 per square foot and is zoned SF5000. The property was rezoned to L-1 and redeveloped with detached single family houses and attached town homes.

**Aurora (19-70)** This area is just south of North 145<sup>th</sup> Street, which is the City of Seattle and City of Shoreline boundary line. Land sales in this neighborhood ranged from \$27.26 to \$224.91 per square foot. L-2 zoned land sales ranged from \$46.30 to \$91.18 per square foot, the L-3 sales ranged from \$31.50 to \$115.29 per square foot. The C1-65 zoned land sales sold for \$31.11, \$31.67 and \$43.86 per square foot. The C1-40 zoned land sales ranged from \$34.23 to \$224.91 per square foot. There was one L-3 PUD zoned land sale that sold for \$70.20 per square foot.

### ***Vacant Land Model:***

The Sales Comparison approach to valuation was considered the most reliable and was utilized in the land valuation model. Values were estimated as a price per square foot. Location, zoning and development potential were the primary variables considered in the valuation process. The assessed land value for the 2005 assessment year for Area 19 was \$1,308,260,915. The recommended assessed land value for the 2006 assessment year is \$1,882,805,200 which results in an average change from the 2005 assessment year of +43.92%. This increase in land values is intended to improve uniformity, assessment levels and reflect continuing demand for land in the North Seattle real estate market.

The table below represents the price per square foot of the land valuation model for each neighborhood and zoning classification of Area 19.

<b>Zoning</b>	<b>19-10 BALLARD</b>	<b>19-40 GREENWOOD</b>	<b>19-50 CROWN HILL</b>	<b>19-60 GREENLAKE</b>	<b>19-70 AURORA</b>
LDT	\$60		\$40 - \$60		
L-1	\$65	\$40 - \$55	\$60 - \$65	\$40 - \$65	\$45 - \$55
L-1 RC		\$40 - \$55	\$60	\$65	
L-2	\$70	\$55 - \$70	\$60 - \$70	\$55 - \$70	\$50 - \$60
L-2 RC			\$65	\$70	
L-3	\$70 - \$75	\$60 - \$80	\$70 - \$75	\$60 - \$75	\$40 - \$65
L-3 RC	\$75	\$75	\$70 - \$75	\$75	\$60
L-4				\$75	
MR	\$70				\$50
MR-RC	\$75				
C1-30			\$50 - \$65		
C1-40		\$40 - \$50	\$55	\$65	\$40 - \$50
C1-65	\$60 - \$70	\$50			\$40 - \$50
C2-40					\$35 - \$40
C2-65	\$65	\$45 - \$50		\$50	\$30 - \$45
NC1-30	\$65	\$60	\$55 - \$65	\$65	
NC1-40		\$55	\$65		
NC2-30			\$50 - \$55		
NC2-40	\$75	\$55 - \$75	\$50 - \$55	\$70	\$45
NC2-40 P1				\$65	
NC2-40 P2		\$55		\$70	
NC2-65	\$65 - \$70	\$55 - \$70			
NC2-65 P1				\$65 - \$70	\$65 - \$70
NC2-65 P2		\$55		\$70	
NC3-40	\$60 - \$75	\$55 - \$60	\$55 - \$70	\$70	\$40 - \$45
NC3-65	\$60 - \$75				
NC3-65 P1	\$60 - \$75				
NC3-85	\$75 - \$80				
IG1U/65	\$45				
IBU/45	\$55 - \$75				
MIO105-MR	\$70				
MIO105-NC3-65	\$75				
MIO-65-MR	\$70				
MIO-65-NC3-65	\$70 - \$80				
MIO-105-L-2					\$60
MIO-37/50-L-1					\$45
SF 5000	\$25 - \$40	\$20 - \$60	\$15 - \$55	\$25 - \$55	\$15 - \$25
SF 7200			\$15 - \$30		\$10 - \$35
SF 9600					\$10 - \$20

### ***Improved Parcel Total Values:***

#### ***Sales comparison approach model description:***

All sales were verified with a knowledgeable party when possible. Each sale was inspected and the recorded property characteristic adjusted when necessary. The resulting data was stratified according to use, location, age and size in order to establish appropriate ranges of price per square foot to use as guidelines.

#### ***Cost approach model description:***

On those properties where a cost approach was done the Marshall & Swift Commercial Estimator was used. Depreciation was also based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region and the Seattle area.

#### ***Cost calibration:***

Each appraiser valuing new construction can individually calibrate valuations to specific buildings in our area by accessing the computerized valuation model supplied by Marshall & Swift Valuation Service.

#### ***Income capitalization approach model description:***

The income capitalization approach was considered for individual properties using economic rental rates taken from published sources and rental rate opinions from various Real Estate professionals active in specific areas. Rental surveys were also taken by each individual appraiser on specific properties. Expense ratios were estimated based on industry standards and familiarity of each area's operating expenses. Capitalization rates were determined by personal analysis of the sales in each area and industry averages.

The Income Approach was considered the most reliable method of valuation throughout area 19 and was facilitated when appropriate. Income tables were developed for all neighborhoods and applied to a variety of properties including, but not limited to, retail stores, service garages, offices, warehouses and industrial buildings. Net rents were used when possible. Vacancies rates in this area range from 5% to 10% depending on the area and property use. Some capitalization rates were adjusted from previous levels in response to the current real estate market.

***Income approach calibration:***

The tables were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using adjustments based on size, effective age, and construction quality as recorded in the Assessor's records.

<b>Property Type</b>	<b>Rental Rate</b>	<b>Vacancy</b>	<b>Expense</b>	<b>OAR</b>
Office, Medical Office, Dental Office	\$12 to \$25	5% - 10%	Gross & Mod: \$5.00 to \$7.00 per rsf or 20% to 40%	7.75% to 9%
Retail, Restaurant, Bar/Tavern, Cocktail Lounge	\$8 to \$22	5% - 10%	10% to 12%	7.75% to 9.25%
Bank	\$14 to \$28	5% - 10%	Gross & Mod: \$5.00 to \$7.00 per rsf or 20% to 40%	7.75% to 9%
Discount Store Supermarket	\$6 to \$18	5% - 10%	10% - 12%	9% to 10.50%
Market, Basement Finish, Display, Retail, Mezz Display	\$6 to \$17	5% - 7%	10% - 12 %	7.75% to 9.25%
Whse Discount, Food, Showroom Store	\$5 to \$12	5% - 7%	7% - 12%	8.50% to 10%
Apartment	\$10 to \$22	3% - 5%	30% - 40%	5% to 9%
Auto Ctr, Mini- Lube, & Gar Repair Svcs	\$4 to \$18	5% - 7%	10% - 12%	8% to 9.25%
Stg Whse, Indust, Whse Dist	\$6 to \$12	5% - 7%	10% - 12%	8.50% to 10%
Vet Hosp & Kennel	\$6 to \$17	5% - 7%	10% - 12%	8% to 9.50%
Loft, Indust Flex, Bsmt Ofc, Whse Ofc, Mezz Ofc	\$5 to \$13	5% - 7%	10% - 12%	8.50% to 10%.

## ***Model Validation***

### ***Total Value Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model, described above results in improved equity between individual properties, as shown by the improvement in the COV from 26.87% to 6.76% and the COD from 21.21% to 5.01%. This reflects a marked improvement from previous values. In addition, the resulting assessment level is 96.6% and falls within IAAO performance guidelines. These figures are presented in the 2005 and 2006 Ratio Analysis charts included in this report.

The total assessed value for the 2005 assessment year for Area 19 was \$1,887,401,452. The total recommended assessed value for the 2006 assessment year is \$2,466,514,939.

Application of these recommended values for the 2006 assessment year results in a total change from the 2005 assessments of +30.68%. This increase is due to the strong demand for land to develop, real estate as an investment, and previous assessment levels of exempt and publicly owned property.

**Area 019**  
**Ballard/Greenwood/Broadview/Bitterlake/Oak Tree/Aurora**  
**2005 Assessment Year**

Quadrant/Crew:	Lien Date:	Date:		Sales Dates:																										
North Crew	1/1/2005	4/18/2006		1/1/03 - 01/01/06																										
Area	Appr ID:	Prop Type:		Trend used?: Y / N																										
19	YCHI	Improvement		N																										
SAMPLE STATISTICS																														
Sample size (n)	73	<div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.2-0.3</td><td>1</td></tr><tr><td>0.3-0.4</td><td>1</td></tr><tr><td>0.4-0.5</td><td>9</td></tr><tr><td>0.5-0.6</td><td>6</td></tr><tr><td>0.6-0.7</td><td>6</td></tr><tr><td>0.7-0.8</td><td>10</td></tr><tr><td>0.8-0.9</td><td>8</td></tr><tr><td>0.9-1.0</td><td>26</td></tr><tr><td>1.0-1.1</td><td>6</td></tr><tr><td>1.1-1.2</td><td>0</td></tr><tr><td>1.2-1.3</td><td>0</td></tr><tr><td>1.3-1.4</td><td>0</td></tr></tbody></table>			Ratio	Frequency	0.2-0.3	1	0.3-0.4	1	0.4-0.5	9	0.5-0.6	6	0.6-0.7	6	0.7-0.8	10	0.8-0.9	8	0.9-1.0	26	1.0-1.1	6	1.1-1.2	0	1.2-1.3	0	1.3-1.4	0
Ratio	Frequency																													
0.2-0.3	1																													
0.3-0.4	1																													
0.4-0.5	9																													
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0.9-1.0	26																													
1.0-1.1	6																													
1.1-1.2	0																													
1.2-1.3	0																													
1.3-1.4	0																													
Mean Assessed Value	602,300																													
Mean Sales Price	809,000																													
Standard Deviation AV	625,147																													
Standard Deviation SP	897,513																													
ASSESSMENT LEVEL																														
Arithmetic mean ratio	0.785																													
Median Ratio	0.827																													
Weighted Mean Ratio	0.744																													
UNIFORMITY																														
Lowest ratio	0.2379																													
Highest ratio:	1.0827																													
Coefficient of Dispersion	21.21%																													
Standard Deviation	0.2109																													
Coefficient of Variation	26.87%																													
Price-related Differential	1.05																													
RELIABILITY																														
95% Confidence: Median		<div>These figures reflect the 2005 assessment level of improved sales compared to current market sales.</div>																												
Lower limit	0.762																													
Upper limit	0.942																													
95% Confidence: Mean																														
Lower limit	0.737																													
Upper limit	0.833																													
SAMPLE SIZE EVALUATION																														
N (population size)	1315																													
B (acceptable error - in decimal)	0.05																													
S (estimated from this sample)	0.2109																													
Recommended minimum:	68																													
Actual sample size:	73																													
Conclusion:	OK																													
NORMALITY																														
Binomial Test																														
# ratios below mean:	32																													
# ratios above mean:	41																													
z:	0.936329178																													
Conclusion:	Normal*																													
*i.e., no evidence of non-normality																														

**Area 019**  
**Ballard/Greenwood/Broadview/Bitterlake/Oak Tree/Aurora**  
**2006 Assessment Year**

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:													
North Crew	1/1/2006	4/18/2006	1/1/03 - 01/01/06													
Area	Appr ID:	Prop Type:	Trend used?: Y / N													
19	YCHI	Improvement	N													
SAMPLE STATISTICS																
Sample size (n)	73	<div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.75</td><td>1</td></tr><tr><td>0.85</td><td>9</td></tr><tr><td>0.95</td><td>40</td></tr><tr><td>1.05</td><td>20</td></tr><tr><td>1.15</td><td>3</td></tr></tbody></table>			Ratio	Frequency	0.75	1	0.85	9	0.95	40	1.05	20	1.15	3
Ratio	Frequency															
0.75	1															
0.85	9															
0.95	40															
1.05	20															
1.15	3															
Mean Assessed Value	781,200															
Mean Sales Price	809,000															
Standard Deviation AV	851,515															
Standard Deviation SP	897,513															
ASSESSMENT LEVEL																
Arithmetic mean ratio	0.972	<div>These figures reflect the 2006 assessment level of improved sales compared to current market sales.</div>														
Median Ratio	0.966															
Weighted Mean Ratio	0.966															
UNIFORMITY																
Lowest ratio	0.7911															
Highest ratio:	1.1557															
Coefficient of Dispersion	5.01%															
Standard Deviation	0.0658															
Coefficient of Variation	6.76%															
Price-related Differential	1.01															
RELIABILITY																
95% Confidence: Median																
Lower limit	0.953															
Upper limit	0.976															
95% Confidence: Mean																
Lower limit	0.957															
Upper limit	0.988															
SAMPLE SIZE EVALUATION																
N (population size)	1315															
B (acceptable error - in decimal)	0.05															
S (estimated from this sample)	0.0658															
Recommended minimum:	7															
Actual sample size:	73															
Conclusion:	OK															
NORMALITY																
Binomial Test																
# ratios below mean:	41															
# ratios above mean:	32															
z:	0.936329178															
Conclusion:	Normal*															
*i.e., no evidence of non-normality																

### Improvement Sales for Area 019 with Sales Used 04/18/2006

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Cod e	Remarks
019	010	276770	1341	16,015	2112756	\$3,195,000	03/29/05	\$199.50	SPORTS MEDICINE CLINIC	NC3- 65	2	Y	
019	010	276770	2340	6,419	1999078	\$833,000	10/29/03	\$129.77	AMERICAN PIONEER	C1-65	1	Y	
019	010	276770	2556	9,000	2163511	\$1,200,000	10/20/05	\$133.33	BALLARD HARDWARE	NC2- 65	1	Y	
019	010	276770	2580	2,340	2119246	\$549,000	04/26/05	\$234.62	C & C PAINT CO	NC3- 65	1	Y	
019	010	276770	2581	10,240	2120001	\$1,750,000	04/28/05	\$170.90	OFFICES	NC3- 65	1	Y	
019	010	276770	2695	15,025	2112266	\$2,048,800	03/25/05	\$136.36	PRINCESS APTS	NC2- 65	1	Y	
019	010	276770	3160	4,750	2009696	\$800,000	12/19/03	\$168.42	TAVERN/LOUNGGE	NC3- 65	1	Y	
019	010	276770	3730	2,284	1994074	\$420,000	09/25/03	\$183.89	VACANT BUILDING	NC3- 85	1	26	Imp changed after sale; not in ratio
019	040	062504	9346	3,556	2070964	\$450,000	09/10/04	\$126.55	PHONE STORES	NC3- 40	2	26	Imp changed after sale; not in ratio
019	040	099300	0565	4,684	2031706	\$575,000	04/14/04	\$122.76	TRAVELERS III	C1-65	1	Y	
019	040	099300	0630	4,375	2174728	\$500,000	12/07/05	\$114.29	AURORA FLOWER	C1-65	1	Y	
019	040	200070	0210	5,058	2167664	\$660,000	11/08/05	\$130.49	RETAIL STORES	NC2- 40	1	Y	
019	040	230140	0010	3,440	2135225	\$650,000	06/22/05	\$188.95	KATHY'S ATTIC	NC2- 40	1	Y	
019	040	270810	0246	5,595	2100992	\$730,000	02/03/05	\$130.47	GREENWOOD FURNACE CO	NC2- 40	2	Y	
019	040	287710	3851	2,400	2104793	\$520,000	02/24/05	\$216.67	specialty shop	NC2- 40	1	26	Imp changed after sale; not in ratio
019	040	291920	1000	3,600	1942026	\$490,000	02/20/03	\$136.11	RETAIL STORE	NC2- 40	1	Y	
019	040	336240	0675	7,194	2092858	\$700,000	12/27/04	\$97.30	APTS/COMML/SFR	L-3	1	Y	
019	040	336240	0760	1,952	2030555	\$315,000	04/07/04	\$161.37	BETHS CAFE	NC3- 40	1	Y	
019	040	336240	0770	4,564	2116579	\$750,000	04/18/05	\$164.33	KANGAROO & KIWI	NC3- 40	1	Y	
019	040	336390	0216	7,599	1988122	\$799,650	09/12/03	\$105.23	RETAIL/5 RES UNITS	NC2- 40	1	Y	

019	040	357400	0010	2,367	2049721	\$850,000	06/23/04	\$359.10	INFINITY CONDOMINIUM	C2-40	2	Y	Coml Condo Sale; not in ratio
019	040	379700	0228	2,500	1942826	\$322,400	02/21/03	\$128.96	STOREFRONT RETAIL	NC3-40	1	Y	
019	040	379700	1005	1,055	1979716	\$302,500	07/16/03	\$286.73	ARABIAN DRY CLEANERS	NC3-40	1	34	Use-change after sale; not in ratio
019	040	379700	1305	2,412	1941626	\$325,000	02/25/03	\$134.74	MARIA'S BEAUTY SHOP	NC3-40	1	Y	
019	040	379700	2115	2,612	2175032	\$408,000	12/12/05	\$156.20	ALBERT W FELTS ACCOUNTANT	NC3-40	1	Y	
019	040	379700	2120	2,700	1964081	\$315,000	05/21/03	\$116.67	OFFICE & APT & RES.	NC3-40	1	Y	
019	040	379700	2305	2,534	1992114	\$280,000	09/25/03	\$110.50	CAMERA SHOW	NC3-40	1	Y	
019	040	379700	2315	2,870	1986351	\$255,000	09/02/03	\$88.85	BEAUTY SHOP & APT	NC3-40	1	Y	
019	040	554080	0175	1,927	2130364	\$468,000	06/08/05	\$242.86	FUSHEN RESTAURANT	C1-40	1	Y	
019	040	643050	0225	1,464	2159427	\$350,000	09/22/05	\$239.07	HARITA JAPANESE RESTAURANT	NC2-40	1	Y	
019	040	643050	0227	10,370	2170631	\$1,583,910	11/21/05	\$152.74	GREENWOODWOOD MIXED USE 9 APT UN	NC2-40	1	Y	
019	040	643150	0381	6,790	2094575	\$800,000	12/16/04	\$117.82	LINE RETAIL	NC2-65	1	Y	
019	040	675870	0040	2,742	2132590	\$475,000	06/16/05	\$173.23	BEAUTY SALON & LOCKSMITH	L-3 RC	1	26	Imp changed after sale; not in ratio
019	040	745988	0010	1,704	2152437	\$340,000	08/26/05	\$199.53	ROYCROFT CONDOMINIUM	NC2-40	1	Y	Coml Condo Sale; not in ratio
019	040	745988	0020	2,908	2115794	\$331,610	04/11/05	\$114.03	ROYCROFT CONDOMINIUM	NC2-40	2	Y	Coml Condo Sale; not in ratio
019	040	926670	0005	2,561	2022667	\$370,000	02/23/04	\$144.47	DAIMLER AUTOMOBILES	C1-40	1	Y	
019	040	952310	3730	6,320	2154133	\$725,000	09/09/05	\$114.72	VAL'S CAFE, ET AL	NC2-40	1	Y	
019	050	046100	2705	2,564	2106788	\$600,000	03/07/05	\$234.01	JENNY NAILS, BALLARD BORHTERS BU	NC2-40	1	Y	
019	050	046100	2730	2,919	2105041	\$500,000	02/28/05	\$171.29	ERICKSON TAX SERVICE	NC2-40	1	Y	
019	050	046100	2750	1,200	2034512	\$248,000	04/26/04	\$206.67	Bonnies Hair Design	NC2-40	1	Y	
019	050	046100	2765	1,564	2119127	\$325,000	04/25/05	\$207.80	LITTLE HOUSE ANTIQUES	NC2-40	1	Y	
019	050	046100	3466	594	2121482	\$235,000	05/05/05	\$395.62	SMALL OFFICE BUILDING	L-2 RC	1	Y	
019	050	094500	0600	5,624	2047426	\$705,000	06/08/04	\$125.36	OFFICE RESTAURANT SHOP	NC2-40	1	Y	

019	050	094600	0320	2,657	1942051	\$310,000	02/26/03	\$116.67	FIRST PRICE CLEANERS	L-3	1	Y	
019	050	123200	1125	1,712	2056461	\$320,000	07/13/04	\$186.92	DR JAMES ANDERSON	NC2-40	1	Y	
019	050	123200	1130	1,200	2066490	\$166,000	08/26/04	\$138.33	APPLIANE REPAIR	NC2-40	1	Y	
019	050	276760	3030	5,188	2130601	\$550,000	05/18/05	\$106.01	CHURCH OF DIVINE MAN (PHYCHIC)	LDT	1	Y	
019	050	276760	3305	3,656	2180509	\$840,000	12/28/05	\$229.76	NORTHWEST VETERINARY HOSPITAL	NC3-40	2	Y	
019	050	291920	0020	3,000	2118850	\$335,000	04/25/05	\$111.67	OFC BLDG	NC2-40	1	Y	
019	050	292270	0355	1,104	2021851	\$215,000	02/02/04	\$194.75	STATE FARM INSURANCE OFFICE	NC1-40	1	Y	
019	050	292270	0360	2,268	2016695	\$250,000	02/02/04	\$110.23	DUPLEX (CONV.SING.FA.RES)	NC1-40	1	Y	
019	050	305270	0090	4,500	1984676	\$450,000	08/28/03	\$100.00	TRANSMISSION SHOP	NC2-40	1	Y	
019	050	349130	0083	2,550	2100742	\$515,000	02/08/05	\$201.96	Lucca Statuary	NC2-40	1	Y	
019	050	349130	0109	9,170	1937397	\$1,050,000	01/27/03	\$114.50	WASH ST LIQUOR STORE	NC2-40	2	Y	
019	050	444380	0720	9,344	2129832	\$800,000	06/09/05	\$85.62	CHRISTS BIBLE CHURCH	SF 5000	1	Y	
019	050	602150	3255	1,366	2031477	\$275,000	04/08/04	\$201.32	DAYCARE	NC2-40	1	Y	
019	050	751850	0500	2,695	2013863	\$355,000	01/13/04	\$131.73	RETAIL & OFFICE	NC2-40	1	Y	
019	050	751850	0945	3,570	2068115	\$512,000	08/27/04	\$143.42	C M HOSKINS CO	NC2-40	1	Y	
019	050	751850	7115	5,638	2168168	\$775,000	10/24/05	\$137.46	2ND CHURCH OF CHRIST SCIENTIST	SF 5000	1	Y	
019	050	751900	0597	3,360	2131829	\$495,000	06/15/05	\$147.32	retail	L-2 RC	1	Y	
019	050	751900	1430	7,534	2137939	\$710,000	07/08/05	\$94.24	Ironwood office/apt	L-1	1	Y	
019	050	781870	0435	3,540	2146416	\$1,120,000	08/09/05	\$316.38	TEXACO/Other retail	NC1-40	1	Y	
019	050	932016	0010	2,851	2146603	\$507,000	07/29/05	\$177.83	WESTVIEW AT GREENWOOD CONDO	NC2-40	2	Y	Coml Condo Sale; not in ratio
019	060	335950	0655	4,140	2021168	\$675,000	02/24/04	\$163.04	RETAIL	NC1-30	1	Y	
019	060	716990	0010	932	2007045	\$235,000	12/09/03	\$252.15	RAVENNA GREENLAKE CONDO	NC2-40	1	Y	Coml Condo Sale; not in ratio
019	070	026300	0015	8,160	2120595	\$900,000	04/19/05	\$110.29	AC DELCO	C2-65	1	Y	
019	070	083110	0030	3,454	2094207	\$490,000	01/03/05	\$141.86	BITTER LAKE DENTAL CENTER CONDOM	C1-40	1	Y	

019	070	163270	0025	24,074	2137541	\$4,225,000	07/08/05	\$175.50	WORK SOURCE NORTH SEATTLE BUILDI	C1-65	2	Y	
019	070	192604	9101	7,500	2087829	\$1,285,000	11/30/04	\$171.33	RCA FACTORY SERVICE	C2-65	1	Y	
019	070	192604	9167	1,180	1996477	\$270,000	10/03/03	\$228.81	SFR HOUSE STRUCTURE USE AS COMME	NC2- 30	1	Y	
019	070	192604	9294	9,260	1977244	\$2,625,000	07/31/03	\$283.48	AURORA NISSAN	C2-65	1	Y	
019	070	192604	9306	27,308	2031689	\$5,750,000	04/14/04	\$210.56	RETAIL LINE SHOPS	C2-65	1	Y	
019	070	192604	9376	7,471	1989794	\$1,000,000	09/18/03	\$133.85	FILCO COMPANY INC	C2-40	1	26	Imp changed after sale; not in ratio
019	070	198020	0150	9,708	2141077	\$1,855,000	07/14/05	\$191.08	RETAIL/APT	NC2- 40	1	Y	
019	070	291520	0005	2,512	2023093	\$530,000	03/08/04	\$210.99	CASE CONSTRUCTION CO INC	C1-40	1	26	Imp changed after sale; not in ratio
019	070	614560	0605	2,604	2037633	\$415,000	05/06/04	\$159.37	NAIL & LOVE ZONE	NC3- 40	1	Y	
019	070	614560	0610	852	2146543	\$255,000	07/20/05	\$299.30	GOLDMARK	NC3- 40	1	Y	
019	070	614560	1785	3,320	2132939	\$550,000	06/20/05	\$165.66	SEATTLE NATURAL GAS	NC3- 40	1	Y	
019	070	615390	0015	4,198	2110607	\$525,900	03/24/05	\$125.27	VERN FONK INSURANCE OFFICE	C2-65	1	Y	
019	070	615390	0135	4,960	2147007	\$735,000	08/12/05	\$148.19	UNLIMITED TILE	C2-65	1	Y	
019	070	630000	0636	1,464	1992451	\$259,000	10/01/03	\$176.91	LINGERIE MODELS	C1-40	1	Y	
019	070	630050	0030	6,240	1991793	\$500,000	09/25/03	\$80.13	AMERICAN LIBERTY ADULT BOOKS	NC3- 40	1	Y	
019	070	645030	0005	3,876	2129400	\$1,200,000	05/24/05	\$309.60	LAS MARGARITAS	C2-65	1	Y	
019	070	730890	0076	2,460	2135958	\$287,500	06/30/05	\$116.87	EAGLE LAUNDRY	NC1- 30	1	Y	

## Vacant Sales for Area 019 with Sales Used 04/18/2006

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	010	047600	0110	5,000	2171109	\$600,000	11/22/05	\$120.00	R/C SFR HOUSE (TEAR DOWN SALE)	L-2	1	Y	
019	010	047600	0210	5,000	2073799	\$420,000	09/27/04	\$84.00	R/C SFR (TEAR DOWN AFTER SALE)	L-2	1	Y	
019	010	047600	0325	5,000	2095682	\$463,500	01/10/05	\$92.70	R/C TRIPLEX (TEAR DOWN AFTER SAL	L-2	1	Y	
019	010	112503	9104	63,749	2037782	\$3,799,320	05/10/04	\$59.60	BN R/W	IG2 U/6	3	Y	
019	010	117500	0595	4,850	2188216	\$615,000	02/15/06	\$126.80	DUPLEX (TEAR DOWN SALE)	L-3	1	Y	
019	010	117500	0899	7,267	2007665	\$549,950	12/09/03	\$75.68	TEARDOWN	L-3	1	Y	
019	010	276760	3750	5,300	1990986	\$343,000	09/26/03	\$64.72	TEARDOWN 2251 NW 60TH ST	L-3 RC	1	Y	
019	010	276760	3930	5,000	1969842	\$310,000	06/26/03	\$62.00	R/C SFR TEAR DOWN AFTER SALE	L-2	1	Y	
019	010	276760	4031	5,000	2078577	\$925,000	10/15/04	\$185.00	DUPLEX - FV \$1000	MR-RC	1	Y	
019	010	276760	4215	5,000	2150944	\$575,000	08/26/05	\$115.00	OLD RES CONVERTED TO 4- PLEX	L-3	1	Y	
019	010	276760	4245	5,000	2082092	\$360,000	11/02/04	\$72.00	OLD RES CONVERTED TO 4- PLEX	L-3	1	Y	
019	010	276760	4252	3,901	2152205	\$400,000	08/25/05	\$102.54	20TH AVENUE TAVERN & 3 UNIT APT	L-3	1	Y	
019	010	276760	4345	5,000	2174328	\$610,000	12/07/05	\$122.00	R/C SFR (TEAR DOWN SAKA)	L-3	1	Y	
019	010	276760	4560	5,000	2175492	\$610,000	12/12/05	\$122.00	R/C SFR (TEAR DOWN SALE)	L-2	1	Y	
019	010	276760	4585	7,800	2083778	\$708,000	11/06/04	\$90.77	R/C SFR (TEAR DOWN SALE)	L-2	2	Y	
019	010	276760	4590	5,000	2083782	\$452,000	11/10/04	\$90.40	Sfr	L-2	1	Y	
019	010	276760	5110	5,000	2064924	\$420,000	08/23/04	\$84.00	R/C Duplex (Tear Down Sale)	L-3	1	Y	
019	010	276770	0050	10,000	1991079	\$750,000	08/27/03	\$75.00	VACANT LAND	NC3-65	1	Y	
019	010	276770	0226	23,600	2085576	\$2,295,000	11/23/04	\$97.25	BALLARD EAGLES NO 172	NC3-65	2	Y	
019	010	276770	0710	30,000	2016636	\$2,550,000	01/30/04	\$85.00	KEY BANK-TEARDOWN LAND SALE	NC3-85	1	Y	
019	010	276770	0715	10,000	2060366	\$1,000,000	08/03/04	\$100.00	BALLARD MEDICAL & DENTAL CLINIC	NC3-85	1	Y	
019	010	276770	0740	9,500	2097836	\$950,000	01/18/05	\$100.00	6 UNIT APT	NC3-85	1	Y	
019	010	276770	1415	5,000	2130051	\$379,000	06/07/05	\$75.80	PARKING FOR SKIPPERS	C1-65	1	Y	
019	010	276770	2915	41,400	2133409	\$5,250,000	06/24/05	\$126.81	WILSON FORD	C1-65	2	Y	
019	010	276770	2950	4,400	1976502	\$625,000	07/25/03	\$142.05	OFFICE BUILDING	C1-65	1	Y	
019	010	276770	3430	5,000	2172104	\$499,950	11/23/05	\$99.99	R/C SFR (TEAR DOWN SALE)	MR	1	Y	
019	010	276770	3435	5,000	2172106	\$499,950	11/23/05	\$99.99	R/C DUPLEX (TEAR DOWN SALE)	MR	1	Y	
019	010	276770	3535	72,977	2118956	\$10,650,000	04/28/05	\$145.94	WILSON FORD	C1-65	4	Y	
019	010	276770	4005	1,240	2151337	\$99,000	08/26/05	\$79.84	VACANT LAND	MIO-65-	1	Y	
019	010	276810	0460	10,000	2133593	\$925,000	06/13/05	\$92.50	PART OF BURGER KING LOT	C1-65	2	Y	

019	010	867340	0170	4,700	2084843	\$450,000	11/17/04	\$95.74	R/C DUPLEX-TEARDOWN LAND SALE	L-3	1	Y	
019	010	867340	0175	4,700	2084840	\$450,000	10/27/04	\$95.74	R/C DUPLEX-TEARDOWN LAND SALE	L-3	1	Y	
019	040	091700	0055	4,080	2169223	\$530,000	11/03/05	\$129.90	R/C SFR (TEAR DOWN SALE)	NC1-40	1	Y	
019	040	091700	0060	3,960	2169227	\$480,000	11/03/05	\$121.21	R/C SFR (TEAR DOWN SALE)	NC1-40	1	Y	
019	040	099300	0275	3,844	2010445	\$215,000	12/22/03	\$55.93	R/C SFR (TEAR DOWN AFTER SALE)	L-2	1	Y	
019	040	099300	0305	5,125	2101090	\$380,000	02/07/05	\$74.15	R/C DUPLEX (TEAR DOWN AFTER SALE)	L-2	1	Y	
019	040	099300	0325	5,125	2095376	\$379,000	01/04/05	\$73.95	R/C DUPLEX (TEAR DOWN)	L-2	1	Y	
019	040	099300	0630	9,500	2075349	\$400,000	10/05/04	\$42.11	AURORA FLOWER	C1-65	1	Y	
019	040	099300	1446	5,125	1952504	\$279,000	04/07/03	\$54.44	R/C SFR (TEAR DOWN SALE)	L-2	1	Y	
019	040	099300	1455	5,125	1952507	\$275,000	04/10/03	\$53.66	R/C LAND SALE	L-2	1	Y	
019	040	099300	1465	6,253	1977378	\$290,000	07/01/03	\$46.38	R/C SFR (TEARDOWN AFTER SALE)	L-2	1	Y	
019	040	099300	1480	5,125	2054112	\$273,850	07/01/04	\$53.43	R/C Duplex (Tear Down after sale)	L-2	1	Y	
019	040	099300	1490	7,688	2068062	\$575,000	08/31/04	\$74.79	R/C SFR (TEAR DOWN AFTER SALE)	L-2	1	Y	
019	040	099300	1515	5,125	2001966	\$280,000	10/15/03	\$54.63	R/C SFR (TEAR DOWN SALE)	L-2	1	Y	
019	040	099300	1525	5,125	1956423	\$243,000	05/01/03	\$47.41	R/C SFR (TEAR DOWN AFTER SALE)	L-2	1	Y	
019	040	099300	1555	5,125	2031532	\$325,000	04/15/04	\$63.41	R/C DUPLEX (TEAR DOWN AFTER SALE)	L-2	1	Y	
019	040	099300	1565	6,150	2067490	\$417,000	08/31/04	\$67.80	R/C SFR (TEAR DOWN)	L-3	1	Y	
019	040	099300	1566	6,150	1984281	\$279,000	08/27/03	\$45.37	R/C SFR (TEAR DOWN)	L-3	1	Y	
019	040	099300	2045	5,022	2050003	\$300,000	06/24/04	\$59.74	R/C Duplex (Tear down after sale)	L-2	1	Y	
019	040	099300	2105	5,074	2106194	\$313,000	03/03/05	\$61.69	R/C Duplex (TEAR DOWN AFTER SALE)	L-2	1	Y	
019	040	099300	2106	5,074	2061760	\$300,000	08/03/04	\$59.12	R/C DUPLEX (TEAR DOWN AFTER SALE)	L-2	1	Y	
019	040	099300	2130	5,125	2062548	\$282,500	08/13/04	\$55.12	R/C DUPLEX (TEAR DOWN)	L-2	1	Y	
019	040	291920	1290	8,216	2061125	\$857,400	08/05/04	\$104.36	VACANT LAND	NC2-40	2	Y	
019	040	312604	9211	7,800	1962637	\$400,000	05/29/03	\$51.28	R/C SFR TEAR DOWN AFTER SALE	L-2	1	Y	
019	040	312604	9251	5,858	2098772	\$451,050	01/26/05	\$77.00	R/C TRIPLEX (TEAR DOWN SALE)	L-2	1	Y	
019	040	312604	9342	5,555	2104366	\$406,000	02/24/05	\$73.09	R/C DUPLEX (TEAR DOWN SALE)	L-2	1	Y	
019	040	336240	0870	12,100	2108490	\$771,000	03/07/05	\$63.72	TWIN T P RESTAURANT	NC3-40	1	Y	
019	040	336340	0320	5,180	2039661	\$400,000	05/14/04	\$77.22	THOMAS & THOMAS EUROPEAN AUTO REP	NC2-40	1	Y	
019	040	339290	0005	16,553	2032013	\$830,000	04/05/04	\$50.14	DUFFY MOTORS	C1-40	1	Y	
019	040	567600	0025	3,800	2172557	\$297,500	11/28/05	\$78.29	R/C SFR (TEAR DOWN SALE)	L-2	1	Y	
019	040	643000	0005	6,049	1933588	\$275,000	01/10/03	\$45.46	FAIRWAY MOTORS	C1-40	1	Y	
019	040	643000	0610	22,069	2014848	\$1,200,000	01/26/04	\$54.37	AUTO'S LIMITED	C1-40	1	Y	
019	040	643150	0311	27,599	2141881	\$1,750,000	07/26/05	\$63.41	WAREHOUSE WITH PARKING	NC3-40	1	Y	

019	040	674970	0060	9,350	2129070	\$712,500	06/01/05	\$76.20	R/C TRIPLEX (TEAR DOWN SALE)	L-2	1	Y	
019	040	926720	0040	9,216	1972789	\$420,000	07/08/03	\$45.57	R/C SFR (TEAR DOWN AFTER SALE)	L-3	1	Y	
019	040	926720	0060	4,808	1937627	\$217,000	01/29/03	\$45.13	R/C SFR (TEAR DOWN AFTER SALE)	L-3	1	Y	
019	040	926720	0070	4,708	2021468	\$280,000	02/25/04	\$59.47	R/C DUPL EX (TEAR DOWN SALE)	L-3	1	Y	
019	040	926720	0080	4,808	2066079	\$300,000	08/24/04	\$62.40	R/C SFR (TEAR DOWN AFTER SALE)	L-3	1	Y	
019	040	926720	0205	4,808	2119854	\$450,000	04/26/05	\$93.59	R/C SFR (TEAR DOWN AFTER SALE)	L-3	1	Y	
019	040	926720	0345	1,366	2113806	\$95,000	04/01/05	\$69.55	townhouse	L-3	1	Y	
019	040	948270	0295	8,735	2065988	\$510,000	08/18/04	\$58.39	VACANT RETAIL BUILDING	NC3-40	1	Y	
019	040	952410	0165	3,760	2096304	\$249,000	01/06/05	\$66.22	R/C Land Sale	L-3	1	Y	
019	040	952410	0195	3,760	2096209	\$285,000	01/05/05	\$75.80	R/C SFR HOUSE (TEAR DOWN AFTER S	L-3	1	Y	
019	040	952410	0205	3,760	2075547	\$250,000	10/07/04	\$66.49	R/C SFR (TEAR DOWN SALE)	L-3	1	Y	
019	040	952410	0205	3,760	2107179	\$360,000	03/01/05	\$95.74	R/C SFR HOUSE (TEAR DOWN SALE)	L-3	1	Y	
019	040	952410	0320	7,520	2135971	\$655,000	06/27/05	\$87.10	R/C TRIPLEX (TEAR DOWN SALE)	L-3	1	Y	
019	050	094500	0590	4,590	2176859	\$380,000	12/14/05	\$82.79	R/C SFR (TEAR DOWN SALE)	NC2-40	1	Y	
019	050	102503	9089	5,726	2076552	\$400,000	10/13/04	\$69.86	LAND SALE - PARKING LOT	C1-40	1	Y	
019	050	123200	1300	3,289	2068783	\$140,000	09/08/04	\$42.57	VACANT LAND	NC2-40	1	Y	
019	050	123200	1335	3,332	2112205	\$290,000	03/25/05	\$87.03	SFR HOUSE & COMMERCIAL UNIT	NC2-40	1	Y	
019	050	162380	0130	5,990	2144327	\$630,000	07/29/05	\$105.18	R/C SFR (TEAR DOWN SALE)	L-2	1	Y	
019	050	186240	0381	5,439	2092872	\$242,500	12/27/04	\$44.59	R/C SFR (TEAR DOWN SALE)	C1-40	1	Y	
019	050	276760	0116	8,540	2107349	\$796,500	03/01/05	\$93.27	B & J AUTO REBUILD	NC1-65	2	Y	
019	050	276760	0640	4,000	2112294	\$375,000	03/30/05	\$93.75	R/C SFR (TEAR DOWN SALE)	L-3	1	Y	
019	050	276760	0675	4,000	2170931	\$420,000	11/18/05	\$105.00	R/C SFR HOUSE (TEAR DOWN AFTER S	L-3	1	Y	
019	050	276760	1290	7,500	2172651	\$670,000	11/21/05	\$89.33	5 UNIT APT (CONV SING FA RES)	LDT	1	Y	
019	050	276770	4220	5,000	2116284	\$480,000	04/18/05	\$96.00	R/C SFR (TEAR DOWN SALE)	L-3	1	Y	
019	050	276770	4225	5,000	2130653	\$485,000	06/02/05	\$97.00	R/C SFR (TEAR DOWN SALE)	L-3	1	Y	
019	050	276770	4285	5,000	2159585	\$550,000	09/27/05	\$110.00	2 DUPLEXES	L-3	1	Y	
019	050	276770	4345	5,000	2012074	\$355,000	01/05/04	\$71.00	R/C SFR TEARDOWN 1423 NW 62ND ST	L-3	1	Y	
019	050	276770	4597	2,024	2075049	\$125,000	10/04/04	\$61.76	townhouse	L-2	1	Y	
019	050	276770	4645	5,000	2173284	\$585,000	11/29/05	\$117.00	R/C SFR (TEAR DOWN SALE)	L-3	1	Y	
019	050	277660	0068	5,399	2136984	\$432,250	07/05/05	\$80.06	R/C SFR (TEAR DOWN SALE)	L-2	1	Y	

019	050	277660	0069	5,399	2137015	\$409,500	07/05/05	\$75.85	R/C SFR (TEAR DOWN SALE)	L-2	1	Y	
019	050	285610	1270	5,100	2183252	\$600,000	01/23/06	\$117.65	R/C DUPLEX (TEAR DOWN SALE)	L-2	1	Y	
019	050	285610	1280	5,100	2183256	\$615,000	01/23/06	\$120.59	R/C DUPLEX (TEAR DOWN SALE)	L-2	1	Y	
019	050	292270	0535	5,700	2142948	\$438,000	07/22/05	\$76.84	R/C SFR (TEAR DOWN SALE)	L-2 RC	1	Y	
019	050	305270	0160	5,000	2149885	\$500,000	08/21/05	\$100.00	R/C Duplex (tear down after sale)	L-2	1	Y	
019	050	305270	0460	7,500	2147347	\$665,000	08/15/05	\$88.67	THE NICHE - MONTESSORI SCHOOL	L-1	1	Y	
019	050	444980	0005	3,953	2163063	\$460,000	10/19/05	\$116.37	KENS KORNER GROCERY	NC1-30	1	Y	
019	050	602150	3695	4,080	2150718	\$470,000	08/22/05	\$115.20	R/C SFR (Tear Down After Sale)	L-3	1	Y	
019	050	663890	0365	7,000	2070548	\$450,000	09/14/04	\$64.29	R/C SFR TEAR DOWN SALE	L-2	1	Y	
019	050	663890	0375	5,994	2147504	\$450,000	07/28/05	\$75.08	R/C SFR TEAR DOWN SALE	L-2	1	Y	
019	050	751500	0147	7,065	2136995	\$636,000	07/05/05	\$90.02	R/C TRIPLEX (TEAR DOWN SALE)	L-2	1	Y	
019	050	751900	2160	5,150	2179926	\$600,000	12/28/05	\$116.50	R/C SFR (TEAR DOWN SALE)	L-2 RC	1	Y	
019	050	751850	0760	8,801	2067487	\$415,000	08/20/04	\$47.15	SFR TEARDOWN	NC2-40 SF 5000	1	Y	
019	060	062504	9247	34,596	2155119	\$2,100,000	09/14/05	\$60.70	ASHWORTH BUILDING		1	34	
019	060	099300	0195	5,125	2038461	\$379,000	05/05/04	\$73.95	R/C SFR House (tear down after s	L-2	1	Y	
019	060	099300	1385	5,125	2068021	\$330,000	08/17/04	\$64.39	R/C DUPLEX (TEAR DOWN AFTER SALE	L-2	1	Y	
019	060	099300	1400	5,125	2058612	\$340,000	07/27/04	\$66.34	R/C DUPLEX (TEAR DOWN AFTER SALE	L-2	1	Y	
019	060	099300	1414	5,126	1965981	\$330,000	06/12/03	\$64.38	R/C LAND SALE	L-2	4	Y	
019	060	099300	1420	5,740	2111439	\$460,000	03/25/05	\$80.14	R/C DUPLEX (TEAR DOWN)	L-2	1	Y	
019	060	288620	0285	1,732	2044774	\$350,000	05/16/04	\$202.08	R/C LAND SALE (PORTION - NEW ACC	L-2	1	29	
019	060	312604	9383	5,672	1985518	\$330,000	08/13/03	\$58.18	R/C SFR Tear Down	L-3	1	Y	
019	060	431070	2835	4,998	2104411	\$380,000	02/25/05	\$76.03	R/C DUPLEX (TEAR DOWN AFTER SALE	L-3	1	Y	
019	060	431070	2845	5,000	2104412	\$380,000	02/25/05	\$76.00	R/C DUPLEX (TEAR DOWN SALE)	L-3	1	Y	
019	060	431070	2985	12,506	2053381	\$675,000	07/07/04	\$53.97	J R DILLION & CO	C2-65	1	Y	
019	060	431070	3080	5,000	2104410	\$390,000	02/25/05	\$78.00	R/C TWO SFR HOUSES (TEAR DOWN SA	L-3	1	Y	
019	060	617800	0030	5,300	2096642	\$350,000	01/01/05	\$66.04	R/C Duplex (Tear down after sale	L-2	1	Y	
019	060	913710	1690	12,009	2068781	\$1,400,000	09/07/04	\$116.58	R/C TEAR DOWN SALE	L-4	8	Y	
019	060	952810	1015	4,500	2162386	\$645,000	10/13/05	\$143.33	R/C SFR (TEAR DOWN)	L-2	1	Y	
019	060	952810	1325	3,000	2162401	\$435,000	10/13/05	\$145.00	R/C SFR (TEAR DOWN)	L-3	1	Y	
019	060	952810	1710	7,700	2101633	\$1,300,000	02/15/05	\$168.83	SEATTLE MASSAGE CENTER	NC2-65	1	10	Tear down
019	060	952810	3605	28,526	2163513	\$2,665,000	10/21/05	\$93.42	KEY BANK	NC2-40	1	Y	
019	060	952810	4695	6,000	2136813	\$1,054,054	07/05/05	\$175.68	Plastics Sales & Service	NC3-40	1	Y	

019	060	952810	4696	12,300	2137702	\$2,350,000	07/06/05	\$191.06	RETAIL/RESTAURANT/OPEN OFFICE	NC3-40	1	Y	
019	060	955120	0120	9,000	2162049	\$1,150,000	09/26/05	\$127.78	R/C DUPLEX (TEAR DOWN)	L-2	2	Y	
019	070	016400	0050	30,000	2172114	\$950,000	11/28/05	\$31.67	VACANT LAND	C1-65	1	Y	
019	070	017300	0020	18,699	2121379	\$1,225,000	04/13/05	\$65.51	R/C TRI-PLEX (TEAR DOWN SALE)	L-2	2	Y	
019	070	026300	0345	5,400	2163604	\$385,000	10/20/05	\$71.30	R/C duplex (tear down after sale	L-2	1	Y	
019	070	026300	0358	8,100	2007603	\$375,000	12/10/03	\$46.30	R/C SFR House (tear down after s	L-2	1	Y	
019	070	030600	0560	8,107	2105754	\$655,000	03/03/05	\$80.79	R/C SFR (TEAR DOWN AFTER SALE)	L-3	1	Y	
019	070	113900	0061	5,546	2146766	\$480,000	08/11/05	\$86.55	4-PLEX	L-3	1	Y	
019	070	186540	0079	7,980	2157465	\$920,000	09/14/05	\$115.29	R/C DUPLEX (TEAR DOWN SALE)	L-3	1	Y	
019	070	192604	9133	67,068	2157480	\$1,253,197	09/21/05	\$18.69	cinema grill	C1-65	1	29	
019	070	192604	9297	28,981	2054839	\$790,000	07/15/04	\$27.26	DIZARD MASONRY	C2-65	1	Y	
019	070	192604	9378	23,350	2142676	\$980,000	07/20/05	\$41.97	VACANT LAND (ASSOCIATED PARCEL T	C2-65	2	Y	
019	070	192604	9386	43,336	2178923	\$3,042,000	12/29/05	\$70.20	BURDEN BEARERS	L-3 PUD	1	Y	
019	070	192604	9432	61,195	1938740	\$1,800,000	01/29/03	\$29.41	KRISPY KREME DOUGHNUTS AND JACK	NC1-40	1	Y	
019	070	229140	0340	14,384	2100037	\$850,000	02/02/05	\$59.09	R/C Duplex (Tear Down)	L-2	1	Y	
019	070	229140	0370	5,828	2089858	\$352,500	12/13/04	\$60.48	R/C SFR (TEAR DOWN AFTER SALE)	L-2	1	Y	
019	070	242603	9247	10,160	2009138	\$320,000	12/17/03	\$31.50	R/C SFR HOUSE (TEAR DOWN AFTER S	L-3	1	Y	
019	070	302604	9133	31,500	2016520	\$980,000	01/15/04	\$31.11	PARADISE MOTORS	C1-65	1	Y	
019	070	344200	0151	5,206	2113842	\$300,000	04/05/05	\$57.63	R/C DUPLEX (TEAR DOWN SALE)	L-2	1	Y	
019	070	362603	9001	85,100	2161061	\$6,250,000	10/10/05	\$73.44	LEILANI LANE BOWL	C1-40	1	Y	
019	070	362603	9171	6,970	2021977	\$300,000	03/01/04	\$43.04	R/C SFR House (Tear Down after s	L-2	1	Y	
019	070	362603	9280	10,885	1974302	\$530,000	07/14/03	\$48.69	VACANT LOT	C1-40	2	Y	
019	070	362603	9309	9,604	2161063	\$2,160,000	10/07/05	\$224.91	ALL-VOVO SERVICE GARAGE	C1-40	1	Y	
019	070	365420	0020	8,415	2152338	\$652,500	08/08/05	\$77.54	R/C DUPLEX (TEAR DOWN SALE)	L-2	1	Y	
019	070	365420	0035	6,300	2158611	\$530,000	09/26/05	\$84.13	sfr	L-2	1	Y	
019	070	365420	0040	6,032	2173806	\$550,000	11/22/05	\$91.18	R/C SFR (TEAR DOWN SALE)	L-2	1	Y	
019	070	391840	0021	22,560	2156264	\$1,708,000	09/20/05	\$75.71	ADVANCE REALTY	L-3	2	Y	
019	070	431070	1320	5,100	2058322	\$309,000	07/19/04	\$60.59	R/C SFR (TEAR DOWN AFTER SALE)	L-3	1	Y	
019	070	431070	1545	5,000	2115610	\$400,000	04/13/05	\$80.00	R/C DUPLEX (TEAR DOWN SALE)	L-3	1	Y	
019	070	431070	1565	4,982	2049043	\$325,000	06/08/04	\$65.23	R/C Duplex (Tear Down after sale	L-3	1	Y	
019	070	431070	1575	5,000	2012179	\$330,000	01/02/04	\$66.00	R/C Duplex (Tear Down)	L-3	1	Y	
019	070	431070	1585	5,000	2004452	\$353,000	11/24/03	\$70.60	R/C Duplex (Tear Down)	L-3	1	Y	
019	070	515120	0050	8,999	2149846	\$535,000	08/23/05	\$59.45	R/C triplex (tear down after sal	L-2	1	Y	
019	070	568750	0016	22,000	1980686	\$965,000	08/06/03	\$43.86	Teardown	C1-65	1	26	
019	070	614010	0030	7,200	2100041	\$350,000	02/02/05	\$48.61	R/C duplex (Tear down sale)	L-2	1	Y	

019	070	614010	0045	7,800	2158244	\$680,000	09/26/05	\$87.18	R/C triplex (tear down after sal	L-2	1	Y	
019	070	614560	0975	8,212	2002583	\$420,000	11/17/03	\$51.14	R/C SFR (TEAR DOWN SALE)	C1-40	1	Y	
019	070	614560	0990	6,731	2136452	\$550,000	06/29/05	\$81.71	TAKEDA LANDSCAPE DESIGN	C1-40	1	Y	
019	070	614970	0005	12,890	2045273	\$440,000	06/07/04	\$34.13	COLONIAL ROOFING CO	C2-65	1	Y	
019	070	618470	0010	6,720	2009274	\$230,000	12/16/03	\$34.23	#1 JAPANESE ENGINES	C1-40	1	Y	
019	070	630000	0366	6,513	2114305	\$479,950	03/24/05	\$73.69	R/C TRIPLEX (TEAR DOWN SALE)	L-2	1	Y	
019	070	630050	0165	4,450	2155778	\$180,000	09/15/05	\$40.45	VACANT LAND	C1-40	1	Y	
019	070	645030	0485	5,100	2106111	\$240,000	03/04/05	\$47.06	R/C DUPLEX (TEAR DOWN AFTER SALE	L-2	1	Y	
019	070	645030	0535	13,107	2106286	\$478,500	02/28/05	\$36.51	R/C Duplex (Tear Down)	L-2	2	Y	
019	070	645030	0556	6,784	2130333	\$380,000	06/07/05	\$56.01	R/C Duplex (Tear Down)	L-2	1	Y	